

**CITY OF CLEWISTON
PLANNING AND ZONING BOARD
Regular Meeting
November 8, 2016**

The Planning and Zoning reconvened the November 7, 2016 meeting at 4:05 p.m., in the City Hall Commission Chambers, 115 West Ventura Avenue.

ATTENDANCE:

Members Present: Michael Atkinson
Donnie Hughes
Lewell Hughes
Haitham Kaki

Members Absent: None

City Personnel Present: Al Perry
Debbi Towner

City Attorney Present: None

Visitors Present: Michael Martin
Tommy Perry

Agenda Item #2: Special Exception modification from Villas at Lakeshore HOA


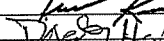
City Manager Perry stated that this is a continuation of the discussion for the Villas at Lakeshore HOA request to modify the special exception granted in 2004. Mr. Martin was present to speak for the HOA. Mr. Martin says that each garage is too small for most vehicles and there is only one parking space in front of each unit. He determined that additional parking was required when one unit was rented to three teachers and there was not adequate parking for each tenant, let alone visitors. When they purchased the property, it was in the 'red' and they are continuously making improvements to the units and the property as funds are available through HOA fees.

Mr. Tommy Perry voiced his concerns regarding garbage being thrown onto his property located to the west of the subdivision, but agrees that since the dumpster enclosure was added earlier this year, that issue is no longer as bad. He also thanked Mr. Martin for the improvements and appreciates the effort to make Villas at Lakeshore an asset to the community.

The motion to recommend approval of the modification to the 2004 special exception as presented was made by Mr. Atkinson, seconded by Mr. L. Hughes. Motion passed on a voice vote – 3 ayes (Mr. Kaki abstaining).

Adjournment

The motion to adjourn was made by Mr. Atkinson, seconded by Mr. L. Hughes at 4:20 p.m. Motion passed on a voice vote – 4 ayes.

Submitted by: , Director of Building & Zoning
Approved by: , Chairman